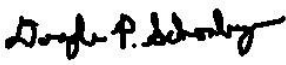





# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

|                              |  |  |   |
|------------------------------|--|--|---|
| <b>AGENDA OF:</b>            | <b>12/12/06</b>  | <b>AGENDA REQUEST NO:</b>              | <b>VI A</b>   |
| <b>INITIATED BY:</b>         | <b>DOUGLAS P. SCHOMBURG, AICP<br/>ASST. PLANNING DIRECTOR</b>  | <b>RESPONSIBLE DEPARTMENT:</b>         | <b>PLANNING</b>   |
| <b>PRESENTED BY:</b>         | <b>DOUGLAS P. SCHOMBURG, AICP<br/>ASST. PLANNING DIRECTOR</b>  | <b>ASSISTANT PLANNING DIRECTOR:</b>    | <b>DOUGLAS P. SCHOMBURG, AICP</b><br>    |
|                              |  | <b>ADDITIONAL DEPARTMENT HEAD (S):</b> | <b>N/A</b>  |
| <b>SUBJECT / PROCEEDING:</b> | <b>PROPOSED AMENDMENTS TO SUGAR LAND TOWN SQUARE PLANNED DEVELOPMENT (PD)<br/>DISTRICT FOR RESERVES A-1, A-2, AND G<br/>PUBLIC HEARING; DISCUSSION AND DIRECTION</b> |  |   |
| <b>EXHIBITS:</b>             | <b>SUPPLEMENTAL INFORMATION, VICINITY MAP, APPLICANT CORRESPONDENCE, HEARING NOTICE</b>  |  |   |
| <b>CLEARANCES</b>            |  | <b>APPROVAL</b>                        |   |
| <b>LEGAL:</b>                | <b>N/A</b>   | <b>DIRECTOR OF PLANNING:</b>           | <b>SABINE SOMERS-KUENZEL, AICP</b><br> |

### RECOMMENDED ACTION

Discussion and direction from the Commission following the Public Hearing.

### EXECUTIVE SUMMARY

This is a request to amend the Sugar Land Town Square Planned Development (PD) District with regard to regulations applying to uses and standards for properties known as A-1, A-2, and G within the Final Development Plan and platted under those designations. These properties are located at the northeast portion of the PD, are currently vacant, and are bounded by State Highway 6 and Town Center Boulevard North. The specific amendment proposals are as follows:

- Combine allowable uses for Site A-1 and Site A-2 into a single A to allow ability to plan integrated uses
- Remove 300,000 square foot office building as an allowable use on Site A
- Addition of a 350 room Hotel and Movie Theatre to list of uses for Site A
- Add office to allowable uses on Site G and increase max. square feet from 15,000 to 25,000

This Public Hearing follows the November 14, 2006 Commission workshop on this item. Planned Community Developers (PCD) gave a presentation to the Commission at the workshop and presented an overview of the proposal including the hotel and theatre uses. At the meeting the Commission requested additional information on parking, traffic, and development quality, which the applicant is currently working to address at this time.

The Planning Department anticipates a revised parking study, Traffic Impact Analysis supplemental, and building finish information for Reserves A-1 and A-2 in December, and will provide an analysis of that information to the Commission at the time of the staff recommendation to the Commission. Additional information is attached to this report containing details regarding the Sugar Land Town Square Planned Development (PD) District.

Les Newton, PCD [lesn@pcdltd.com](mailto:lesn@pcdltd.com)  
File No. 6995

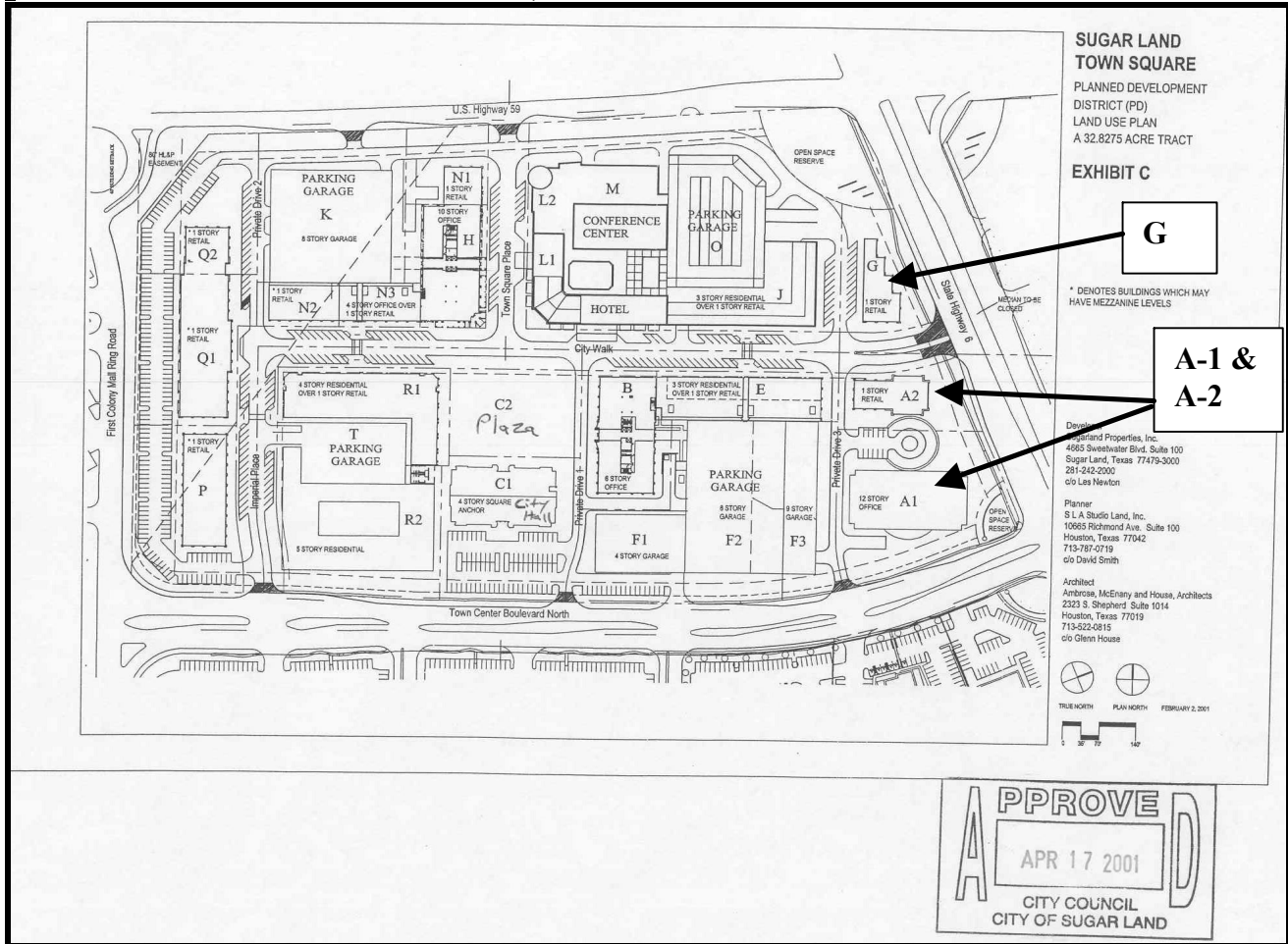
## EXHIBITS

### **STAFF REPORT:** **PRELIMINARY ANALYSIS:**

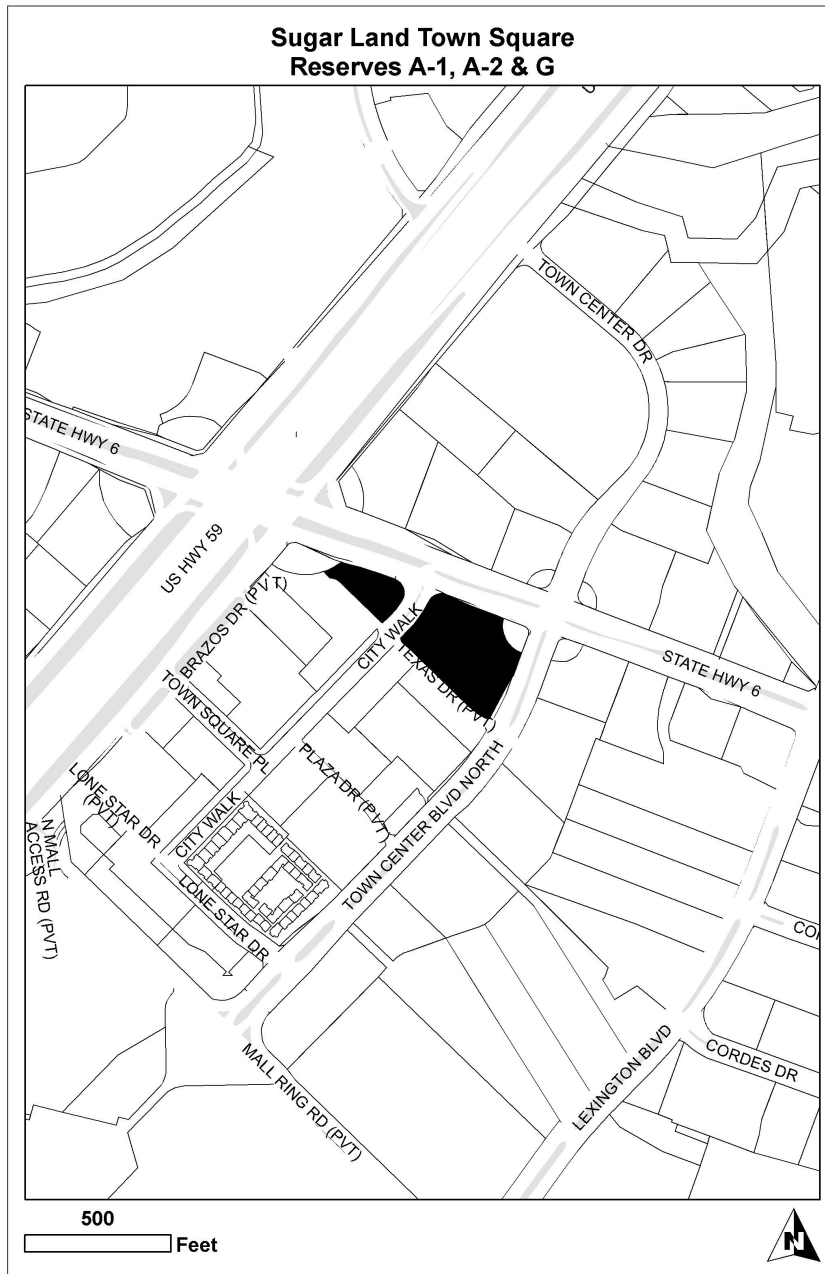
#### **GENERAL SITE INFORMATION:**

|  |  |
|--|--|
| <b>Subject Property</b>  | <b>Planned Development (PD) District</b><br><b>A-1, A-2, and G are currently vacant.</b>   |
| <b>North:</b><br><b>South:</b><br><b>East:</b><br><b>West:</b>   | <b>Planned Development (PD) District</b><br><b>General Business (B-2) District</b><br><b>General Business (B-2) District</b><br><b>Planned Development (PD) District</b>   |
| <b>Adjacent Land Use</b><br><b>North:</b><br><br><b>South:</b><br><br><b>East:</b><br><br><b>West:</b> | <ul style="list-style-type: none"> <li>• <b>Across City Walk [Town Square Building J]</b><br/><b>(retail / offices / restaurants)</b></li> <li>• <b>Across T. Center Blvd. [Market at Town Square Shopping Center] (retail / restaurants)</b></li> <li>• <b>Across SH6 [Creskide at Town Center]</b><br/><b>(restaurants / banking)</b></li> <li>• <b>Across Texas Drive</b><br/><b>(Texas Parking Garage on Reserve F)</b></li> </ul>   |
| <b>Ordinances Currently Applying:</b><br><br><b>Sugar Land Town Square Planned Development</b>         | <p><b><u>Ordinance No. 1555</u> providing a new Exhibit A (Planned Development Criteria w/ uses by platted reserve, square footage, max. number of units, and number of stories)</b></p> <p><b><u>Ordinance No. 1292</u> with Exhibits B (SIC Codes for Allowed Uses), C (Land Use Plan), D (Pedestrian / Open Space), E (Landscape Plan), F (Parking and Building Setbacks), G-1and G-2 (Typical Street Sections)</b></p> <p><b>NOTE:</b></p> <p><b>Proposed Ordinance No. 1594 for Signage changes for Town Square also consolidates Ord. 1555 and 1292 into a streamlined PD Ordinance.</b></p> |

**Sugar Land Town Square PD Exhibit B: Land Use Plan (Ordinance 1292)**  
**(Location of Reserves A-1, A-2, AND G)**



## Vicinity Map



### **WORKSHOP DISCUSSION AND ADDITIONAL INFORMATION:**

The Planning and Zoning Commission provided input on this item during workshop format on November 14, 2006. Key aspects discussed were:

- Traffic impacts and circulation changes as a result of the land use changes
- Details regarding parking for the proposed uses within Sugar Land Town Square
- Additional information regarding development quality including hotel site

Since the workshop meeting, the applicant has indicated that additional parking and traffic studies are underway, and supplemental information will be provided to the Commission at the time of the staff recommendation on this amendment.

**Traffic:**

A significant part of the PD review and approval for Sugar Land Town Square has been detailed Traffic Impact Analysis (TIA) studies. The City of Sugar Land Engineering Department is responsible for reviewing TIA work for development. Since inception, the PD has involved a unique mix of uses and densities that have required adequate traffic mitigation such as turn lanes, signal modifications, and access points. The Commission expressed concerns at the workshop meeting as to how traffic patterns and circulation might be affected by the proposed use changes. Planned Community Developers has indicated that updates to the original TIA are underway at present, and staff is anticipated to receive new information during the following month. We will provide an update regarding traffic as part of a staff recommendation on this item.

**Parking:**

The Sugar Land Town Square Planned Development (PD) District has been designed to use a different approach to parking than typically found in the other commercial zones in the City due to the unique down-town style development plan and neo-traditional design located in a primarily suburban setting. The PD ordinance allows for phasing on-street parking and shared parking during individual site plans for parking needs. Planned Community Developers (PCD) has submitted traffic engineering studies as individual phases and sections of Sugar Land Town Square develop in order to fulfill the requirements of the PD Ordinance regarding provision of adequate parking. At the time of initial PD approval, the City of Sugar Land agreed to Urban Land Institute (ULI) shared parking methodology and ratios customized for the PD and these calculations have been applied for each project when individual site plan approval is given. During Site Planning for each building pad, the Planning Department requires that adequate parking is provided for the proposed uses prior to Site Plan approval. Planned Community Developers Office parking for Site A is proposed to be provided in Parking Garage F (Texas Garage) should the tract be developed with the hotel project, which is identical to the office building option that is proposed for removal from the PD. If the residential condominium is developed at the site, the parking will be contained within Reserve A and would likely consist of the first several stories of the residential condominium building. The Texas Garage was completed at the close of 2005.

Although the proposed amendments are not anticipated to negatively affect parking, in response to Commission questions at the workshop meeting on November 14, 2006, the Planning Department has requested additional parking calculations and information from the applicant to take into account the changes proposed for Reserves A-1, A-2, and G. Planned Community Developers has indicated that additional information is being compiled and will be sent to the City prior to the consideration and action of this item in early 2007.

**Height Requirements:**

This request was evaluated as to the airport zoning height hazard regulations in Chapter 9 (Sugar Land Municipal Airport Zoning Regulations) Article II of the Development Code. The maximum height for structures within the PD area based on the Airport Height Hazard regulations would be not greater than approximately 230', and a conservative safety margin of five additional feet has been consistently used by the Planning Department in administering the Airport Height Hazard Map and requirements. The proposed revisions to the PD ordinance would adopt the identical 225' maximum height for the hotel option that is currently in place for the residential condominium. An example of building height at 12' per floor (as defined under "stories" in Dev. Code) would be approximately 216' [18 stories]. Using a number of 14' in height, building height would be approximately 224' [16 stories].

**Quality of Development:**

Building finish requirements can ensure certain levels of quality and durability for development. Since the Sugar Land Town Square PD was established in 1998 prior to Article X (Building Finish Standards) of the Development Code, there are currently no code-required finishes for the PD. Up to this point, quality standards have been ensured through private covenants, conditions, and restrictions (CCR's) through the Sugar Land Town Square Development Authority and Planned Community Developers. As the Commission examines the proposed changes to Reserves A-1, A-2, and G, it may be appropriate to consider possible building finish standards for those reserves. Recent Commission and Council discussions and actions regarding the commercial PD "Crossing at Telfair" at State Highway 6 and University Boulevard focused on specific building finishes for construction including a hotel site. In addition, a definition of hotel was included to ensure that any hotel constructed would be a structure with rooms accessed within the interior of the building. While motel-type uses and construction is unlikely within the Town Square PD, additional provisions within the PD could serve to further safeguard overall quality and durability of the site. In staff discussions with PCD, the applicant has indicated that the following materials are found in the guidelines for exterior structures:

**Predominant exterior materials-**

- Brick
- Accents of cast-stone, precast stone, and stucco

Some of the buildings have used architectural finished metals as part of the accents for trimwork as well. PCD has indicated that they are not opposed to further discussion on the subject of finishes to the Reserves that are included in the amendment.

**Land Use Compatibility:**

Sugar Land Town Square Planned Development District was created in 1998 in order to combine a number of mixed uses of commercial services / retail, office, government, and residential into a 31.8 acre site to create a neo-traditional downtown-type theme in a largely suburban area. Currently, Town Square is the only PD in the City of Sugar Land that combines all of the uses listed above into one district. This request is in character with previous amendments to the PD.

**PUBLIC HEARING:**

Notice of this public hearing was published in a newspaper of general circulation and on the City of Sugar Land internet home page. All owners of property within 200' of the site were notified of the hearing via mail. Since the time the public hearing notice was published, the Planning staff has received only one inquiry from the general public regarding the subject hearing, which was informational in nature.

**POINTS FOR CONSIDERATION:**

- Proposed Use Changes as to Compatibility
- Impacts to traffic and parking
- Safeguards to ensure quality of development

## Application:



### CURRENT PLANNING DIVISION CONDITIONAL USE PERMIT OR REZONING APPLICATION

Please type or print the following information & Return your submittal to the Development Services Department (Current Planning Division), 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Gretchen Pyle

#### Applicant

Contact LES A. NEWTON, PLANNED COMMUNITY DEVELOPERS, LTD.  
Address 15958 CITY WALK, SUITE 250, SUGAR LAND, TX 77479  
Phone 281/242-2000 Fax 281/242-2718  
Email LESN@PCDLTD.COM

#### Owner

Contact LES A. NEWTON, TOWN CENTER LAKESIDE, LTD.  
Address 15958 CITY WALK, SUITE 250, SUGAR LAND, TX 77479  
Phone 281/242-2000 Fax 281/242-2718  
Email LESN@PCDLTD.COM

Property Legal Description SLIDE #2464/B, 2465/A, 2465/B See Attached \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Current Zoning District PD Proposed Zoning District, if applicable PD

If this is a CUP application: ☐ new building ☐ existing building

Proposed Use (CUP only) TO MODIFY ALLOWABLE USES ON SITE A TO INCLUDE HOTEL  
AND INCREASE RETAIL ON SITE A AND SITE G.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. **This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.**

X [Signature] 10/6/06  
Signature of Applicant Date

#### Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):

- ☒ Three (3) copies of the completed application
- ☒ Check for \$1,000.00 (non-refundable) \$400 if CUP is in MUC District
- ☒ Metes and bounds of the site and county slide number of plat, if recorded
  - ☐ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☒ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☒ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

Letter:

**PLANNED COMMUNITY  
DEVELOPERS**

ITD  
*Planned Communities and Commercial Development*  
October 6, 2006

Mr. Doug P. Schomburg  
Assistant City Planner  
City of Sugar Land  
2700 Town Center Boulevard North  
Sugar Land, Texas 77479

Re: Request for Amendment to Sugar Land Town Square Planned Development District ("PD")

Dear Doug:

Planned Community Developers, Ltd. respectfully requests that the City consider the following amendment to the Sugar Land Town Square PD:

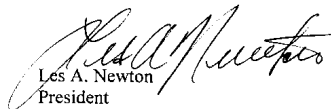
1. Add Hotel and Movie Theater to the list of allowable land uses for Site A.
2. Combine allowable uses for Site A-1 and Site A-2 into a single Site A to allow better ability to plan integrated uses.
3. Delete the 300,000 sf office building as an allowable use on Site A.
4. Add office to allowable uses on Site G and increase maximum square feet from 15,000 to 25,000.

The primary purpose of these proposed PD changes is to allow the development of a second hotel in Town Square, and to pursue a possible second-floor movie theater over retail next to the hotel. Much of the hotel area would also have retail on the ground floor. A redlined Exhibit A reflecting these land use changes is included with the Rezoning Application. We are requesting the ability to develop a hotel with up to 350 rooms, and a maximum of 100,000 square feet to be allocated among retail, restaurant, theater and office uses. These are planning maximums that will likely exceed the actual number of rooms and square feet to be built on Site A.

We are not requesting any changes to the parking regulations in the PD because we fully expect that the final planned uses will be able to be parked within the existing spaces in Texas Garage once an updated shared parking analysis is completed and approved by the City as part of the site plan review.

We look forward to working with the City to process approval of these proposed land use changes which we believe will improve Town Square for our tenants, residents and community. Please advise us of the process schedule at your earliest convenience.

Sincerely,

  
Les A. Newton  
President

Enclosures: as stated

C: Gretchen Pyle

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## Proposed Exhibit A Changes:

### Exhibit A Planned Development Criteria For Sugar Land Town Square

| Bldg. ID      | Allowable Land Use                                   | Maximum Square Ft.        | Maximum Res./Hotel Units | Maximum Floors/Levels |
|---------------|--|---------------------------|--------------------------|-----------------------|
| A-1***        | <del>Office/Hotel</del>                              | <del>N/A</del> 300,000    | 350                      | 225ft+2               |
| A***          | or Residential Condominium                           | N/A                       | 88                       | 225 ft                |
| A-2           | <del>Retail, or Restaurant, Theater, or Office</del> | <del>100,000</del> 35,000 |                          | 34                    |
| B             | Office   | 150,000                   |                          | 6                     |
| B*            | Retail or Restaurant                                 | 20,000                    |                          | 1                     |
| C-1           | City Hall or Office                                  | 88,000                    |                          | 4                     |
| E             | Professional Office                                  | 75,000                    |                          | 4                     |
| E**           | Retail or Restaurant                                 | 25,000                    |                          | 1                     |
| F-1, F-2, F-3 | Parking Garage                                       | N/A                       |                          | 9                     |
| F-3**         | Retail   | 20,000                    |                          | 1                     |
| R-1,          | Multifamily Residential                              | N/A                       | 200                      | 5                     |
| R-2           |  |                           |                          |                       |
| R-1**         | Retail or Restaurant                                 | 25,000                    |                          | 1                     |
| T             | Parking Garage                                       | N/A                       |                          | 6                     |
| G             | <del>Retail, or Restaurant, or Office</del>          | <del>250,000</del> 15,000 |                          | 24                    |
| H             | Office   | 250,000                   |                          | 10                    |
| H*            | Retail or Restaurant                                 | 20,000                    |                          | 1                     |
| J             | Professional Office                                  | 30,000                    |                          | 2                     |
| J*            | Retail or Restaurant                                 | 40,000                    |                          | 1                     |
| K             | Parking Garage                                       | N/A                       |                          | 8                     |
| L-1, L-2      | Hotel  | N/A                       | 400                      | 10                    |
| L-2**         | Retail or Restaurant                                 | 10,000                    |                          | 1                     |
| L-1*          | Hotel Support  | 30,000                    |                          | 1                     |
| M             | Conference Center                                    | 60,000                    |                          | 2                     |
| N-1           | Retail or Restaurant                                 | 10,000                    |                          | 1                     |
| N-2, N-3      | Professional Office                                  | 60,000                    |                          | 4                     |
| N-2, N-3**    | Retail or Restaurant                                 | 25,000                    |                          | 1                     |
| O             | Parking Garage                                       | N/A                       |                          | 6                     |
| P             | Professional Office or Retail or Restaurant          | 22,000                    |                          | 1                     |
| Q-1           | Professional Office or Retail or Restaurant          | 35,000                    |                          | 1                     |
| Q-2           | Retail or Restaurant                                 | 10,000                    |                          |                       |

\* Included in the maximum square footage and maximum building height in the line above.

\*\* Included in the maximum building height in the line above.

\*\*\* Residential condominium or hotel may not exceed 225 feet in height.

#### Summary of Maximum Nonresidential Square Feet

|                      |                        |
|----------------------|------------------------|
| Office               | 700,000                |
| Professional Office  | 222,000                |
| City Hall/Office     | 88,000                 |
| Hotel Support        | 30,000                 |
| Conference Center    | 60,000                 |
| Retail or Restaurant | 292,000 <sup>(+)</sup> |
|                      | 1,392,000              |

<sup>(+)</sup> 40,000 s.f. included in Office square footage and 57,000 s.f. is redundant with Professional Office square footage.

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10-06-06 REDLINE.doc\chr\_data\SL Town Square\City\City 2006 Planned Development Criteria Revision - Exhibit A  
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## Existing Exhibit A: Sugar Land Town Square PD

### EXHIBIT A PLANNED DEVELOPMENT CRITERIA / SUGAR LAND TOWN SQUARE PD

| Bldg. ID      | Allowable Land Use                          | Maximum Square Ft. | Maximum Res./Hotel Units | Maximum Floors/Levels |
|---------------|---|--------------------|--------------------------|-----------------------|
| A-1           | Office                                      | 300,000            |                          | 12                    |
| ***           | or Residential Condominium                  | N/A                | 88                       | 225 ft                |
| A-2           | Retail or Restaurant                        | 35,000             |                          | 1                     |
| B             | Office                                      | 150,000            |                          | 6                     |
| B*            | Retail or Restaurant                        | 20,000             |                          | 1                     |
| C-1           | City Hall or Office                         | 88,000             |                          | 4                     |
| E             | Professional Office                         | 75,000             |                          | 4                     |
| E**           | Retail or Restaurant                        | 25,000             |                          | 1                     |
| F-1, F-2, F-3 | Parking Garage                              | N/A                |                          | 9                     |
| F-3**         | Retail                                      | 20,000             |                          | 1                     |
| R-1,          | Multifamily Residential                     | N/A                | 200                      | 5                     |
| R-2           |   |                    |                          |                       |
| R-1**         | Retail or Restaurant                        | 25,000             |                          | 1                     |
| T             | Parking Garage                              | N/A                |                          | 6                     |
| G             | Retail or Restaurant                        | 15,000             |                          | 1                     |
| H             | Office                                      | 250,000            |                          | 10                    |
| H*            | Retail or Restaurant                        | 20,000             |                          | 1                     |
| J             | Professional Office                         | 30,000             |                          | 2                     |
| J*            | Retail or Restaurant                        | 40,000             |                          | 1                     |
| K             | Parking Garage                              | N/A                |                          | 8                     |
| L-1, L-2      | Hotel                                       | N/A                | 400                      | 10                    |
| L-2**         | Retail or Restaurant                        | 10,000             |                          | 1                     |
| L-1*          | Hotel Support                               | 30,000             |                          | 1                     |
| M             | Conference Center                           | 60,000             |                          | 2                     |
| N-1           | Retail or Restaurant                        | 10,000             |                          | 1                     |
| N-2, N-3      | Professional Office                         | 60,000             |                          | 4                     |
| N-2, N-3**    | Retail or Restaurant                        | 25,000             |                          | 1                     |
| O             | Parking Garage                              | N/A                |                          | 6                     |
| P             | Professional Office or Retail or Restaurant | 22,000             |                          | 1                     |
| Q-1           | Professional Office or Retail or Restaurant | 35,000             |                          | 1                     |
| Q-2           | Retail or Restaurant                        | 10,000             |                          |                       |

\* Included in the maximum square footage and maximum building height in the line above.

\*\* Included in the maximum building height in the line above.

\*\*\* Residential condominium may not exceed 225 feet in height.

#### Summary of Maximum Nonresidential Square Feet

|                      |                               |
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| Conference Center    | 60,000                        |
| Retail or Restaurant | <u>292,000</u> <sup>(1)</sup> |
|                      | 1,392,000                     |

<sup>(1)</sup> 40,000 s.f. included in Office square footage and 57,000 s.f. is redundant with Professional Office square footage.

## **NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING REGARDING A REQUEST BY PLANNED COMMUNITY DEVELOPERS, TO AMEND THE SUGAR LAND TOWN SQUARE PLANNED DEVELOPMENT (PD) DISTRICT LOCATED AT THE SOUTHEAST INTERSECTION OF US HWY 59 AND STATE HWY 6 WITH REGARD TO REQUIREMENTS FOR RESERVES A-1, A-2, AND G:**

**THE SUGAR LAND TOWN SQUARE PLANNED DEVELOPMENT (PD) DISTRICT IS FURTHER DESCRIBED AS 31.8 ACRE SUGAR LAND TOWN SQUARE SECOND AMENDING PLAT, RECORDED AS SLIDES 2464B, 2465A, AND 2465B, OF THE FORT BEND COUNTY PLAT RECORDS, LOCATED IN THE ELIJAH ALCORN LEAGUE, A-1, AND THE S.M. WILLIAMS LEAGUE, A-97, FORT BEND COUNTY, TEXAS.**

**PURPOSE: One (1) public hearing shall be held at which all persons interested in the proposed zoning amendment request shall be given an opportunity to be heard.**

**WHERE: CITY OF SUGAR LAND CITY COUNCIL CHAMBER  
CITY HALL  
2700 TOWN CENTER BOULEVARD NORTH  
SUGAR LAND, TEXAS**

**WHEN: CITY OF SUGAR LAND  
PLANNING AND ZONING COMMISSION  
7:00 P.M., DECEMBER 12, 2006**

**DETAILS OF THE PROPOSED ZONING AMENDMENT MAY BE OBTAINED FROM THE PLANNING OFFICE, CITY OF SUGAR LAND, 2700 TOWN CENTER BOULEVARD NORTH, SUGAR LAND, TEXAS, MONDAY THROUGH FRIDAY FROM 8:00 O'CLOCK A.M. TO 5:00 O'CLOCK P.M. OR YOU MAY CALL (281) 275-2218 FOR ADDITIONAL INFORMATION.**